

La Boheme

Project Summary

Housing Type: For Sale Condominiums

**Location: Between 30th St and Ohio St,
South of Lincoln Ave.**

(North Park Project Area)

Lot Size: 2.06 acres

Total Units: 224 units

Affordable Units: 45 units

Income Mix:

Very Low	Low	Mod	Unrestricted
0	0	45	179

Affordable Unit Mix:

0 BD	1BD	2BD	3BD	4BD
0	22	23	0	0

Development Team

Developer: Western Pacific Housing, Inc

Development Budget

Total Development Costs: \$60,220,326

Agency Subsidy Requested: \$3,000,000

Agency Subsidy per Unit: \$13,392

Agency Subsidy per Bedroom: \$8,928

**Funding Sources: Private developer
internal financing**



Project Description

The project consists of two 5-story structures that contain 224 new condos for sale, 20% (45) of which are affordable units for median or moderate income (up to 100% or 120%) families. The units are divided evenly into 112 2-bedroom units and 112 1-bedroom units. Affordable units are divided evenly as well. The condos range in size from 730sq ft to 1264sq ft. The project is located on the south side of Lincoln Avenue between 30th Street and Ohio Street. The developer acquired the fee title to the site which as previously occupied by a Rite-Aid and Weber's Bakery. There is a totally of 371 parking spaces with 33 specifically intentioned for commercial uses.

Notes

- First-floor residential units fronting Ohio St and Lincoln Ave have direct pedestrian access from sidewalk.
- The development also contains 15,800 sq ft of commercial space fronting on 30th street.
- The projects architecture is Mediterranean Revival with low hip roofs of varying heights, no overhangs, and walls finished in stucco with mildly fenestrated and arched elements common in windows and arcades.

